

Towns County Herald

Legal Notices for July 18, 2018

**STATE OF GEORGIA
COUNTY OF TOWNS**
IN RE: ESTATE OF RETTA ROBERTA TOWNSEND
HOOPER, DECEASED
NOTICE TO CREDITORS

All creditors of the Estate of Retta Roberta Townsend Hooper, deceased, late of Towns County, are hereby notified their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment to David E. Barrett as Attorney for the Estate of Retta Roberta Townsend Hooper, 108 Blue Ridge Hwy., Suite 6, Blairsville, GA 30512.
This 10 day of July, 2018
David E. Barrett
Betty Jo Shook, Deceased
T(Jul18,25,Aug1,8)B

NOTICE TO DEBTORS AND CREDITORS

**STATE OF GEORGIA
COUNTY OF TOWNS**
RE: ESTATE OF RAY BRADSHAW
All creditors of the estate of Ray Bradshaw deceased, late of Towns County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment to the undersigned.
This 10th day of July, 2018.
EXECUTOR: Gary R. Bradshaw
ADDRESS: c/o Eddy A. Corn, Attorney
253 Big Sky Drive
Hiawassee, GA 30546
PHONE: (706) 896-3451
T(Jul18,25,Aug1,8)B

**STATE OF GEORGIA
COUNTY OF TOWNS**

NOTICE TO DEBTORS AND CREDITORS
RE: ESTATE OF ROBERT RUSSELL STEWART
All debtors and creditors of the estate of Robert Russell Stewart, deceased, late of Towns County, Georgia, are hereby notified to render their demands and payments to the Executor of said Estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Executor.
This 12th day of March, 2018.
Norma Smith Stewart, Executor
Address: 1532 Eagle Mountain Road
Hiawassee, GA 30546
T(Jul18,25,Aug1,8)B

**IN THE JUVENILE COURT OF TOWNS COUNTY
STATE OF GEORGIA**

IN THE INTEREST OF:
C.P.
DOB: 10-01-2015
SEX: FEMALE
case no. 139-18J-25A
C.P.
DOB: 10-21-2016
SEX: FEMALE
case no. 139-18J-26A
CHILDREN UNDER THE AGE OF EIGHTEEN
NOTICE OF TERMINATION OF PARENTAL RIGHTS HEARING
TO: Michelle Gifford, John Doe and any and all biological fathers of the above-named children

By Order for Service by Publication dated the 20th day of June, 2018, you are hereby notified that on the 20th day of June, 2018, the Towns County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Termination of Parental Rights against you as to the above-named children and this Court found it to be in the children's best interest that the Petition be filed. This notice is being sent to you pursuant to the provisions of O.C.G.A. § 15-11-281 and 282. A copy of the Petition for Termination of Parental Rights may be obtained by you from the Clerk at the Towns County Courthouse during business hours. The hearing on the Petition for Termination of Parental Rights is for the purpose of terminating your parental rights. If the Court at the trial finds that the facts set out in the Petition to Terminate Parental Rights are true and that termination of your rights will serve the best interests of your children, the Court can enter a judgment ending your rights to your children.

If the judgment terminates your parental rights, you will no longer have any rights to your children. This means that you will not have the right to visit, contact, or have custody of your children or make any decisions affecting your children or your children's earnings or property. You will not thereafter be entitled to notice of proceedings for the adoption of the above-named children by another, nor will you have any right to object to the adoption or otherwise to participate in the proceedings. Your children will be legally freed to be adopted by someone else.

Even if your parental rights are terminated:
1) You will still be responsible for providing financial support (child support payments) for your children's care unless and until your children are adopted;
2) Your children can still inherit from you unless and until your children are adopted; and
3) Your children can still pursue any civil action against you.

Under the provisions of O.C.G.A. § 15-11-260, et seq., you may lose all rights to the above-named children and will not be entitled to object to the termination of your rights to these children unless, within thirty (30) days of your receipt of this NOTICE TO PUTATIVE FATHER, you file:

a) A petition to legitimize the children; and
b) Notice of the filing of the petition to legitimize with the Juvenile Court of Towns County. If you fail to file a timely petition to legitimize the children and notice (as described above) or if your petition to legitimize is subsequently dismissed for failure to prosecute or the Court does not find that you are the legal father of the children named in your petition to legitimize, this Court may enter an order terminating your parental rights, including any right to object thereafter to such proceedings.

This Court will conduct a final hearing upon the Petition for Termination of Parental Rights on the 22nd day of August, 2018 at 9:00 a.m. in the Union County Courthouse, Blairsville, Georgia; 23rd day of August, 2018 at 1:30 p.m. in the Towns County Courthouse, Hiawassee, Georgia; and 24th day of August, 2018 at 9:00 a.m. in the Towns County Courthouse, Hiawassee, Georgia.

The children and other parties involved may be represented by a lawyer at all stages of these proceedings. If you want a lawyer, you may choose and hire your own lawyer. If you want to hire a lawyer, please contact your lawyer immediately. If you want a lawyer but are not able to hire a lawyer without undue financial hardship, you may ask for a lawyer to be appointed to represent you. The Court would inquire into your financial circumstances and if the Court finds you to be financially unable to hire a lawyer, then a lawyer will be appointed to represent you. If you want a lawyer appointed to represent you, you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately.

WITNESS, the Honorable Jeremy Clough, Judge of said Court, this the 20th day of June, 2018.
Honorable Jeremy Clough
Judge, Juvenile Court
Towns County, Georgia
Enotah Judicial Circuit
T(Jun22,Jul4,11,8)B

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNERSHIP, OR OTHERS
STATE OF GEORGIA
COUNTY OF TOWNS

The undersigned does hereby certify that CareSouth HHA Holdings of Gainesville, LLC conducting business as CareSouth HHA Holdings of Gainesville, LLC in the City of Hiawassee County of Towns in the State of Georgia, under the name of Encompass Health Home Health and that the nature of the business is home health services and that he names and addresses of the persons, firms or partnership owning and carrying on said trade or business are CareSouth HHA Holdings of Gainesville, LLC 6688 North Central Expressway, Suite 1300, Dallas, TX 75206
T(Jul18,25)P

**IN THE PROBATE COURT OF TOWNS COUNTY
STATE OF GEORGIA**

IN RE: ESTATE OF
THELMA J. NOBLET, DECEASED
ESTATE NO. 2018-40
NOTICE
IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed,
TO: Henry Taylor, Rex Taylor, Alan Taylor, & Brenda Hemphill
This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before August 13, 2018.
BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.
David Rogers
Judge of the Probate Court
By: Kerry L. Berrong
Clerk of the Probate Court
48 River St., Suite C
Hiawassee, GA 30546
Address
706-896-3467
Telephone Number
T(Jul18,25,Aug1,8)B

**STATE OF GEORGIA
COUNTY OF TOWNS**

IN RE: ESTATE OF BETTY JO SHOOK, DECEASED
NOTICE TO CREDITORS
All creditors of the estate of Betty Jo Shook, deceased, late of Towns County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment to me at 108 Blue Ridge Hwy., Suite 6, Blairsville, GA 30512
This 28th Day of January, 2018
David E. Barrett
Betty Jo Shook, Deceased
David E. Barrett, LLC
Attorney at Law
108 Blue Ridge Hwy., Suite 6,
Blairsville, GA 30512
706-745-0250
T(Jul4,11,18,25)B

**STATE OF GEORGIA
MAGISTRATE COURT OF TOWNS COUNTY**

Wendall Shane Goen, Plaintiff
v.
Robert Junod, Defendant
1119 Murphy Hwy
Blairsville, GA 30512
Boat located at:
Bow to Stern
1061 Hwy 76 East
Hiawassee, GA 30546
Take note that the Defendant Robert Junod abandoned a vessel, to wit: GA Boat No. GA6023PZ on Lake Chatuge in Towns County, GA. The Plaintiff was notified on 4-30-18 of such after the vessel lien had been filed on 4-20-2018. Defendant Robert Junod is indebted to Bow to Stern boat storage in the amount of \$2,840.00 as of June 27, 2018. Additional fees for storage run at thirty (30) dollars per day from this date.
T(Jul4,11,18,25)B

**IN THE JUVENILE COURT OF TOWNS COUNTY
STATE OF GEORGIA**

IN THE INTEREST OF:
JORDAN PEEPLES
DOB: 03-13-2017
SEX: MALE
CHILDREN UNDER THE AGE OF EIGHTEEN
case no. 139-17J-36A
NOTICE OF TERMINATION OF PARENTAL RIGHTS HEARING
TO: CHRISTY PEEPLES; JOSE "LAST NAME UNKNOWN"; CARL GUNNELLS; HARLEY MYERS; RUSTY PEEPLES; JEREMY KNOPF AND ANY POSSIBLE BIOLOGICAL FATHER OF THE ABOVE-NAMED CHILDREN

By Order for Service by Publication dated the 27 day of June, 2018, you are hereby notified that on the 16th day of November, 2017 and amended on June 20, 2018, the Towns County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Termination of Parental Rights against you as to the above-named children and this Court found it to be in the children's best interest that the Petition be filed. This notice is being sent to you pursuant to the provisions of O.C.G.A. § 15-11-281 and 282. A copy of the Petition for Termination of Parental Rights may be obtained by you from the Clerk at the Towns County Courthouse during business hours. The hearing on the Petition for Termination of Parental Rights is for the purpose of terminating your parental rights. If the Court at the trial finds that the facts set out in the Petition to Terminate Parental Rights are true and that termination of your rights will serve the best interests of your children, the Court can enter a judgment ending your rights to your children.

If the judgment terminates your parental rights, you will no longer have any rights to your children. This means that you will not have the right to visit, contact, or have custody of your children or make any decisions affecting your children or your children's earnings or property. You will not thereafter be entitled to notice of proceedings for the adoption of the above-named children by another, nor will you have any right to object to the adoption or otherwise to participate in the proceedings. Your children will be legally freed to be adopted by someone else.

Even if your parental rights are terminated:
1) You will still be responsible for providing financial support (child support payments) for your children's care unless and until your children are adopted;
2) Your children can still inherit from you unless and until your children are adopted; and
3) Your children can still pursue any civil action against you.

As to Jose last name unknown, Carl Gunnells, Rusty Peebles, Harley Myers, and Jeremy Knopf, the putative fathers and any possible biological father, under the provisions of O.C.G.A. § 15-11-260, et seq., you may lose all rights to the above-named children and will not be entitled to object to the termination of your rights to these children unless, within thirty (30) days of your receipt of this NOTICE TO PUTATIVE FATHERS, you file:

a) A petition to legitimize the children; and
b) Notice of the filing of the petition to legitimize with the Juvenile Court of Towns County. If you fail to file a petition to legitimize or if your petition to legitimize is subsequently dismissed for failure to prosecute or the court does not find that you are the legal father of the children named in your petition to legitimize, this Court may enter an order terminating your parental rights.

This Court will conduct a final hearing upon the Petition for Termination of Parental Rights on the 26 day of September 2018 at 9:00am in the Towns County Courthouse, Hiawassee, Georgia

The children and other parties involved may be represented by a lawyer at all stages of these proceedings. If you want a lawyer, you may choose and hire your own lawyer. If you want to hire a lawyer, please contact your lawyer immediately. If you want a lawyer but are not able to hire a lawyer without undue financial hardship, you may ask for a lawyer to be appointed to represent you. The Court would inquire into your financial circumstances and if the Court finds you to be financially unable to hire a lawyer, then a lawyer will be appointed to represent you. If you want a lawyer appointed to represent you, you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately.

WITNESS, the Honorable Jeremy Clough, Judge of said Court, this the 27 day of June, 2018.
Honorable Jeremy Clough
Judge, Juvenile Court
Towns County, Georgia
Enotah Judicial Circuit
T(Jul11,18,25,Aug1)P

**NOTICE OF SALE UNDER POWER
GEORGIA, TOWNS COUNTY**

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Brett S Beazley, Jr. and Lisa M. Beazley to Mortgage Electronic Registration Systems, Inc., as nominee for United Community Mortgage Services, Inc., its successors and assigns, dated May 4, 2012, recorded in Deed Book 512, Page 811, Towns County, Georgia Records, as last transferred to U.S. BANK NATIONAL ASSOCIATION by assignment recorded in Deed Book 567, Page 9, Towns County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SIXTY-EIGHT THOUSAND AND 0/100 DOLLARS (\$168,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Towns County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in August, 2018, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

U.S. BANK NATIONAL ASSOCIATION is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: U.S. Bank National Association, 4801 Frederica Street, Owensboro, KY 42301 855-698-7627. To the best knowledge and belief of the undersigned, the party in possession of the property is Brett S Beazley, Jr. and Lisa M. Beazley or a tenant or tenants and said property is more commonly known as 1390 Cherokee Trail, Young Harris, Georgia 30582. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

U.S. BANK NATIONAL ASSOCIATION as Attorney in Fact for Brett S Beazley, Jr. and Lisa M. Beazley McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net EXHIBIT "A" ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 45, 17TH DISTRICT, 1ST SECTION, TOWNS COUNTY, GEORGIA, BEING SHOWN AS TRACT 3, CONTAINING 0.400 ACRES, AND TRACT 2A, CONTAINING 0.183 ACRES AND BEING A PART OF LOT FORTY-SIX (46) OF BRASS-TOWN CREEK ACRES SUBDIVISION AND PARTS OF LOTS ONE (1), LOT TWO (2) AND LOT THREE (3) OF CREEKSIDE SUBDIVISION AS SHOWN ON A PLAT OF SURVEY BY TAMROK ASSOCIATES, INC., DATED 12/3/97 RECORDED IN PLAT BOOK 30, PAGE 210, TOWNS COUNTY RECORDS WHICH DESCRIPTION ON SAID PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF: THE PROPERTY IS CONVEYED SUBJECT TO THE ROAD RIGHTS OF WAY AS SHOWN ON THE ABOVE PLAT OF SURVEY. MR/tdi 8/7/18 Our file no. 5169218 - FT8

T(Jul11,18,25,Aug1)P

**NOTICE OF SALE UNDER POWER.
STATE OF GEORGIA, COUNTY OF TOWNS.**

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by JERRY BRADFORD MCFALLS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE FOR ACOPIA, LLC, A CORPORATION, ITS, SUCCESSORS AND ASSIGNS, dated 08/17/2012, and Recorded on 08/27/2012 as Book No. 518 and Page No. 706-717, TOWNS COUNTY, Georgia records, as last assigned to JPMORGAN CHASE BANK, N.A. (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$162,610.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the TOWNS County Courthouse within the legal hours of sale on the first Tuesday in August, 2018, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 18TH DISTRICT, 1ST SECTION, LAND LOT 145, TOWNS COUNTY, GEORGIA, CONTAINING 2.165 ACRES, AND BEING MORE PARTICULARLY DESCRIBED AS LOT 6, CONTAINING 0.993 ACRES, AND LOT 9, CONTAINING 1.172 ACRES OF RAINBOW RIDGE ACRES SUBDIVISION, AND SHOWN ON A PLAT OF SURVEY BY TAMROCK ASSOCIATES, INC., JON G. STUBBLEFIELD, RLS, DATED 11/05/1997 AND RECORDED IN PLAT BOOK 23, PAGE 55, TOWNS COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE; TOGETHER WITH ALL GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT LAND LYING BETWEEN THE AFORESAID LOTS AND THE CENTERLINE OF RAINBOW RIDGE ROAD, NO. 2, SUBJECT TO THE RIGHT OF WAY FOR SAID ROAD, SUBJECT TO EASEMENT AND OTHER MATTERS OF SURVEY AS SHOWN ON THE ABOVE REFERENCED PLAT. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). JPMORGAN CHASE BANK, N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, acting on behalf of and, as necessary, in consultation with JPMORGAN CHASE BANK, N.A. (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44-14-162.2, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION may be contacted at: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 3415 VISION DRIVE, COLUMBUS, OH 43219, 866-550-5705. Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 2304 RAINBOW RIDGE RD, HIWASSEE, GEORGIA 30546 is/are: JERRY BRADFORD MCFALLS or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. JPMORGAN CHASE BANK, N.A. as Attorney in Fact for JERRY BRADFORD MCFALLS. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000007509920 BARRETT DAFFIN FRAPPIER TURNER & ENGL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398.

T(Jul11,18,25,Aug1)P

**STATE OF GEORGIA
COUNTY OF TOWNS**

NOTICE OF SALE UNDER POWER
Under and by virtue of the power of sale contained in a Security Deed from JUSTIN ELLER and STEVE ELLER to UNITED COMMUNITY BANK, dated April 30, 2008, recorded May 2, 2008, in Deed Book 432, Page 605, Towns County, Georgia records, as last modified by Modification of Security Deed dated October 15, 2012, recorded in Deed Book 524, Page 141, Towns County, Georgia records, said Security Deed being given to secure all debts owed by either JUSTIN ELLER and/or STEVE ELLER, with interest due thereon on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Towns County, Georgia, within the legal hours of sale on the first Tuesday in August, 2018, the following described property:

All that tract or parcel of land lying and being in Land Lots 44 and 29, 17th District, 1st Section, Towns County, Georgia, being Lot Twenty Seven (27) of The Smithfields Subdivision Phase I, containing 1.012 acres, more or less, as shown on a plat of survey by Tamrok Associates, Inc., dated June 27, 2001 and recorded in the Towns County records in Plat Book 26, Page 244, and said plat is incorporated herein, by reference hereto, for a full and complete description of the above property.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, easements, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

To the best knowledge and belief of the undersigned, the party in possession of the property is JUSTIN ELLER and STEVE ELLER or a tenant or tenants.

UNITED COMMUNITY BANK,
as attorney in Fact for JUSTIN ELLER and STEVE ELLER

L. Lou Allen
Stites & Harbison, PLLC
520 West Main Street
Blue Ridge, Georgia 30513
(706) 632-7923

File No. 7484A-181136
THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

T(Jul11,18,25,Aug1)B

**STATE OF GEORGIA
COUNTY OF TOWNS**

NOTICE OF SALE UNDER POWER

Under and by virtue of the power of sale contained in a Security Deed from ROCK HILL FARMS, INC. to United Community Bank, dated August 6, 2004, recorded August 9, 2004, in Deed Book 311, Page 47, Towns County, Georgia records, as last modified by Modification of Security Deed dated October 1, 2015, recorded in Deed Book 572, Page 407, Towns County, Georgia records, as transferred to JTS CAPITAL 2, LLC by assignment dated September 25, 2017, recorded November 20, 2017 in Deed Book 605, Page 446, Towns County, Georgia records, said Security Deed being given to secure the payment of a certain indebtedness owed by ROCK HILL FARMS, INC. and K-B HEALTH TECHNOLOGY, INC., with interest thereon on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Towns County, Georgia, within the legal hours of sale on the first Tuesday in August, 2018, the following described property:

All that tract or parcel of land lying and being in Land Lot 125, District 17, Section 1, Towns County, Georgia, containing 40.84 acres, more or less, as shown on a plat of survey entitled "Survey for Rock Hill Farms, Inc." by Tamrok Engineering, Inc. Tommy J. Phillips, Registered Surveyor, dated November 12, 1991, and recorded in Plat Book 15, Page 243, Towns County, Georgia records, said plat being incorporated herein by reference for a more complete description.

Said property being the same property conveyed from Truman Barrett to Rock Hill Farms, Inc. in a Warranty Deed recorded in Deed Book 110, Page 8, Towns County, Georgia records. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, easements, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

To the best knowledge and belief of the undersigned, the party in possession of the property is ROCK HILL FARMS, INC. or a tenant or tenants.

JTS CAPITAL 2 LLC,
as attorney in Fact for ROCK HILL FARMS, INC.

L. Lou Allen
Stites & Harbison, PLLC
520 West Main Street
Blue Ridge, Georgia 30513
(706) 632-7923

File No. JT017-00JT1
T(Jul11,18,25,Aug1)B